

MEADOWLAKE PALM HARBOR CONDOMINIUM
2690 CORAL LANDINGS BLVD; PALM HARBOR, FL 34684

RULES AND REGULATIONS

Each condo parcel owner shall conform to and abide by the Meadowlake Palm Harbor Condominium Declaration and By-Laws as recorded as well as Florida Statute 718 (as amended from time to time) and County Ordinances. Rules and Regulations in regards to the use of the unit and common elements (which may be adopted in writing and amended from time to time by the Board of Directors and the Association) shall be adhered to by the parcel owner and all persons using the owner's property by, through or under him or her.

Use Restrictions:

- The use of each condo unit shall be for residential purpose only and not for primary business or commercial use.
- No individual may do or keep anything, which will increase the insurance rates on unit, common or limited common elements; or to obstruct or interfere with the rights of others or unreasonably or intentionally annoy them. Nor shall an owner commit or permit any nuisance, immoral or illegal act in his unit or on the common elements.
- No occupant may make or permit any disturbing noises in the building or on the condo property whether made by himself, his family, friends, guests, etc. This action is to protect the rights and comforts of other occupants. The playing of music (stereo, radio, television, etc.) at unreasonable volume levels is not permitted at any time. Per local ordinance noise levels should be kept to a minimum especially between 11pm and 7am.
- No exterior painting of doors or buildings, or additions, such as screen doors, lighting fixtures or any other item whatsoever without prior written approval of the Association. No material shall be applied to windows that changes the appearance of the unit without prior written approval of the Association.
- Laundry or clothing may not be displayed where it will be visible from the outside of the unit. Clotheslines outside the unit are not allowed. The railings may not be utilized to hang any item, clothing or decorative.
- Plumbing and electrical repairs within the unit shall be performed by licensed persons only. For all major repairs, owners should provide prior notification to the Association Management. Non-emergency repair work hours are Monday – Friday 8:00 am to 6:00 pm and Saturday 9:00 am to 5:00 pm, not on Sunday.
- Each occupant shall maintain his or her condo in a clean, sanitary manner and in good condition. Each owner shall maintain and repair fixtures within to avoid damages to the unit or other units. The Board of Directors may execute their

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irrevocable right to access any unit in the Condominium upon reasonable, 24 hour advance notice to the occupant.

- Owners may lease their unit for no less than a 6 month period with Board approval prior to the effective date of the lease. (Contact management for application forms). See the Declaration Article 24 for complete leasing and sale restrictions.
- Owners are responsible for any violation of the governing documents, or damage to the condominium property resulting from their tenants.

Pet Restrictions:

- Each Unit is allowed to have a maximum of two (2) dogs or two (2) cats or one (1) dog and one (1) cat. There is a full-grown weight restriction of 25 pounds on dogs. Animals here prior to December 13, 2018 are grandfathered. No animal which has a history of or displays aggressive behavior will be approved.
- All animals must be registered with the management office.
- Animals must be walked in the designated Pet Area.
- Animal Waste must be picked up and placed in the appropriate waste container.
- All pets must be kept on a leash no longer than six feet long per local ordinance.

Parking / Vehicle Restrictions:

- Parking spaces may be used for parking passenger vehicles as classified by the Florida Department of Highway Safety and Motor Vehicles. The following may not be parked, kept or stowed on Condominium Property: boats, trailers, personal watercrafts, panel trucks, buses, RVs or commercial vehicles.
- Vehicles with commercial writings on their exteriors shall be allowed temporarily during normal business hours for the purpose of serving any Unit or Common Element, for deliveries and after business hours in case of an emergency. Otherwise commercial vehicles are restricted from parking in the community.
- Repairing of vehicles on the Condominium property is prohibited.
- Guests shall follow the parking rules and park only in spots clearly designated for guests.

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- Residents must obtain a Meadowlake sticker from the property manager and display it on the front windshield in the lower left corner where it is visible from outside the vehicle.
- Residents and guests must obey the posted speed limit on the property.
- If you are moving in with a commercial truck it cannot be parked on the condominium property overnight without prior written approval and must be removed at the time so stated by the Board of Directors or Association Management.
- Any vehicle which is unregistered or has an expired license or registration tag parked on the property is in violation of the Governing Documents of the Association. The unit owner responsible for the vehicle will be fined. The vehicle may be towed at the expense of the vehicle's owner 48 hours after notification.
- Any vehicle parked in violation of this Declaration is subject to being towed and all costs and expenses shall be paid by the owner of said vehicle.

Trash:

- Garbage and trash must only be disposed of in dumpsters. Do not place garbage or trash on the outside of a unit, temporarily or otherwise. Garbage must be bagged and sealed, then placed in compactor. All cardboard boxes must be broken down before placing in compactor. DO NOT leave anything outside of the dumpster!
- The following items are not to be put in the compactor: appliances, furniture, electrical equipment including (computers, VCR's, DVD's, TV's, microwaves, monitors, etc.). Please make arrangements to have these items removed in an alternative way. Contractors must remove all construction debris. No remodeling or construction debris shall be placed in compactor.

Common Elements:

- Per order of the Fire Marshal nothing shall be kept on breezeways or stairs to impede the walkways.
- Common element courtyards shall be utilized for the purpose of ingress and egress and are not to be used for animal relief, animal walking, storage, play, grilling, or any other use unless specifically approved by the board of directors, in advance of such use. Children shall be restrained to play the designated playground area. Children under 13 shall be supervised by an adult at all times. Any use of the common element Courtyards in conflict with this rule and regulation shall be considered a violation of the Governing Documents.

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- No sign, advertisement or notices may be shown inside or outside any unit or the common elements, such as For Rent or For Sale.
- All damage to common elements caused by an owner or tenant shall be the responsibility of the Unit Owner. Repair of damages to common elements will be charged to, and reflected on, the ledger of the owner of the unit..
- SOLICITING IS STRICTLY FORBIDDEN. Residents should notify the Association if a solicitor appears, and appropriate action will be taken.
- Condo unit owners, guests, renters, visitors, must follow the Rules & Regulations of the Pool, as posted in the Pool area. Children under 13 at the pool area shall be supervised by an adult at all times.
- Garage sales, yard sales, flea markets or similar activities are prohibited.
- Grills and grilling are not allowed on walkways, patios or in common areas. There is a designated picnic grill area near the clubhouse.
- Display or discharge of firearms or fireworks are not permitted anywhere on the property. This includes BB guns, pellet guns, paintball guns and all other types of firearms, regardless of size.

Compliance with these rules and regulations will help to maintain a safe and comfortable community. This is not intended to be an all-inclusive list. Refer to the Meadowlake Condominium Documents for more information. A violation of the governing documents of Meadowlake Palm Harbor Condominium may be enforced through fines of up to \$100 for each violation as well as all other rights and remedies afforded to the Association under the Declaration and Florida Statute.